117.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,109,900	/	1,109,900
USE VALUE:	1,109,900	/	1,109,900
ASSESSED:	1,109,900	/	1,109,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CIMINI PETER D & MARGARET
Owner 2:	
Owner 3:	
Street 1:	71 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALUIA JOSEPH -
Owner 2:	-
Street 1:	18 ROBIN HOOD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Vinyl Exterior and 2756 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9600.000	614,300		495,600	1,109,900
Total Card	0.220	614,300		495,600	1,109,900
Total Parcel	0.220	614,300		495,600	1,109,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.79 | /Parcel: 402.7

Legal Description

User Acct	75171
GIS Ref	
GIS Ref	
Insp Date	03/03/09

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 117.0-0001-0006.0

!9074!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	614,300	0	9,600.	495,600	1,109,900	1,109,900	Year End Roll	12/18/2019
2019	101	FV	478,900	0	9,600.	488,500	967,400	967,400	Year End Roll	1/3/2019
2018	101	FV	478,900	0	9,600.	375,200	854,100	854,100	Year End Roll	12/20/2017
2017	101	FV	267,500	0	9,600.	354,000	621,500	621,500	Year End Roll	1/3/2017
2016	101	FV	201,400	0	9,600.	325,700	527,100	527,100	Year End	1/4/2016
2015	101	FV	188,700	0	9,600.	304,400	493,100	493,100	Year End Roll	12/11/2014
2014	101	FV	188,700	0	9,600.	280,400	469,100	469,100	Year End Roll	12/16/2013
2013	101	FV	188,700	0	9,600.	280,400	469,100	469,100		12/13/2012

PRINT

Date	Time
12/10/20	23:35:32

LAST REV

Date	Time
09/18/17	15:07:04

apro

USER DEFINED

Prior Id # 1:	75171
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9074

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALUIA JOSEPH,	68723-403		1/6/2017		995,000	No	No		
CIPRIANO VINCEN	65850-447		8/3/2015	Change>Sale	417,500	No	No		Maryann Cipriani d.o.d. 10/3/2013 Bk 65850 Pg
TORSEY MARTHA J	30549-434		8/16/1999	Estate/Div	156,250	No	No		
	15457-82		2/1/1984		83,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2016	245	New Buil	300,000	O				
2/4/2016	133	Foundati	20,000	O	2/4/2016			Foundation for sin
12/7/2015	1887	Demoliti	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2016	Permit Visit	DGM	D Mann
3/3/2009	Meas/Inspect	372	PATRIOT
2/9/2000	Measured	264	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9600		Sq. Ft.	Site		0	70.	0.74	6									495,600						495,600	

Total AC/HA:	0.22039	Total SF/SM:	9600	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	495,600	Spl Credit		Total:	495,600

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GOLD
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2016	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.03105605
Const Adj.:	0.99989998
Adj $ / SQ:	128.869
Other Features:	114466
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	625571
Depreciation:	11260
Depreciated Total:	614311

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

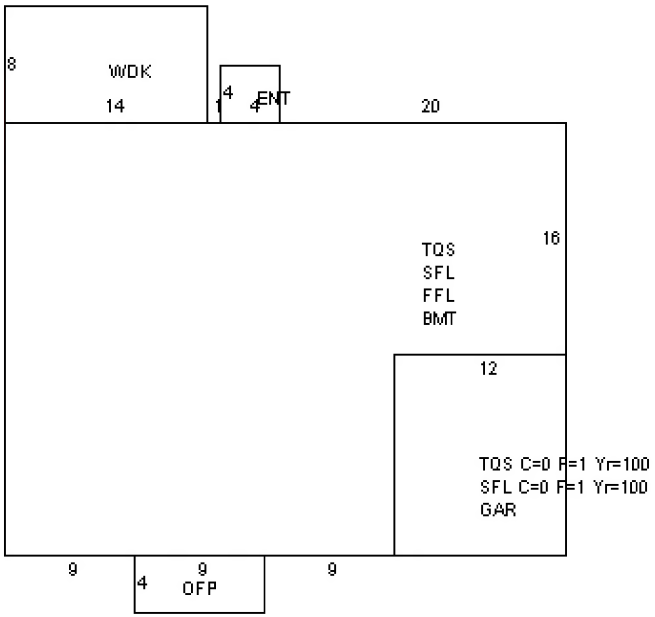
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	155.93
Special Features:	0	Val/Su Net:	150.20
Final Total:	614300	Val/Su SzAd	222.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,002	38.660	38,738
FFL	First Floor	1,002	128.870	129,127
SFL	Second Floor	1,002	128.870	129,127
TQS	3/4 Story	752	128.870	96,845
GAR	Garage	168	29.880	5,019
WDK	Deck	112	14.930	1,672
OFP	Open Porch	36	44.000	1,584
ENT	ENTRY	16	26.400	422
	Net Sketched Area:	4,090	Total:	402,534
Size Ad	2755.5	Gross Are	4340	FinArea 2756

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 117.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	FR	1990	0.00	T	29	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: